



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

PLANNING DIVISION
HISTORIC PRESERVATION

SARAH WHITE, MDS-HP
ZONING PLANNER & PRESERVATION PLANNER

September 15, 2020 **October 20, 2020**
Case: HPC.ALT 2020.20
Site: 15 Campbell Park

ALTERATION OF A LOCAL HISTORIC DISTRICT PROPERTY
Updated STAFF REPORT

Site: 15 Campbell Park

Applicant Name: Contempo Builders

Owner Name: Victor Del Porto

Petition: *Construct left elevation dormer;
~~rebuild front porch~~ replace all windows**

***This is a correction. The front porch will be
repaired/maintained in-kind. All windows are
proposed for replacement.**

HPC Hearing Date: September 15, 2020



I. PROJECT DESCRIPTION

- 1. Subject Property:** See the attached Form B for historic and architectural information on this LHD property.

- 2. Proposal:** The Applicant proposes constructing a left elevation shed dormer with two full-sized, 2x2 windows. The dormer will be set at least one foot below the ridge of the roof. The existing eave line will be retained at the termination point of the new dormer.

The Applicant also proposes replacing all of the windows on the property (details attached).

II. FINDINGS

The HPC must make findings based on the Historic District Ordinance (HDO) in compliance with M.G.L. Chapter 40C, and associated Design Guidelines. The portion of the regulations that is applicable to the proposed alterations is discussed below.

A. CONSTRUCT LEFT ELEVATION DORMER

Section B. Roofs, item 5

New dormers will be permitted if they are related to the forms, proportions, size and arrangement of existing windows, and constructed in matching materials and colors. If possible, new dormers should be confined to the rear of the house.

Preservation Planning Assessment

The proposed dormer will be constructed of the same materials and colors as the body and trim of the main portion of the structure. With a gable-fronted structure, it is not possible to confine the dormer to the rear of the house. The proposed dormer will be set back from the downward gable slope by about three (3) feet +/- .

The structures immediately to the right and left of 15 Campbell Park are also LHDs and present dormers, each of different slope, pitch, and width. To the left, 11 Campbell Park presents a right elevation dormer and to the right, 13 Campbell Park presents a left elevation dormer.



B. REPLACE ALL WINDOWS**C. Windows and Doors**

1. Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

2. Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.

Preservation Planning Assessment

Note from staff: At their September 15, 2020 HPC meeting, the HPC approved the construction of a left elevation dormer and agreed, with the applicant, to continue the evaluation of the proposal to replace all of the windows in the structure to the October 20, 2020 HPC meeting. Since the September 15, 2020 HPC meeting, the applicant has changed their proposal from full window replacement to restoring the front elevation windows that are visible from the public way and requests replacement of the remaining publicly-visible original windows located on the right and left elevations of the house. The proposed windows to be restored are indicated in the image below with a red dot.



Based on images of the exterior of the building, it appears that the 2x2 windows are original to the structure and currently sporting exterior storms. Online images from the real estate listing for this property allow a closer inspection of these windows from the interior and confirm this hypothesis. The existing 2x2 windows are wood and likely original to the structure and are not retrofitted replacements: the wood window tracks are exposed and evidence of the former rope-and-weight system can be seen at the top of one of the images below.

Design Guidelines state that original windows should be retained where they exist, including sash, sill, glass, and other decorative elements. Exterior storms, interior storms, insulating and weather-stripping of windows are not regulated by the Commission. Window restoration would be considered maintenance and repair in-kind.



Above: Note original tracks and original wood sash and muntins.



Left: Note original track, evidence of rope and weight system, wood sash, raised wood muntins, true divided lites.

HPC Determination:

At their September 15, 2020 meeting, the HPC approved the applicant's dormer proposal. At the October 20, 2020 meeting, the HPC must make a determination on windows only.

- The HPC must determine if the proposed project satisfies the applicable regulations for:

- ☒ **Dormers**
- ☐ **Windows**

- The HPC must structure their motion to include their own specific findings on the proposed project.

III. RECOMMENDED CONDITIONS

Should the HPC decide to issue a Certificate of Appropriateness (CA), Preservation Planning suggests that the following conditions be added to any approvals:

Depending on their determinations, the HPC may need to alter this list to conform to the decisions made.

1. All relevant permits shall be obtained from the Inspectional Services Department (ISD) prior to the start of work.
2. The applicant shall upload their Certificate of Appropriateness (CA) to ISD's permitting system.
3. Any changes made to this project shall be submitted in the form of a new application with accompanying documentation to Preservation Planning for review and approval by the HPC.
4. The dormer shall be skinned in cedar clapboards and painted to match the body of the main portion of the structure.
5. Trim on dormer shall be constructed of a hardwood (NO PINE), and be painted to match the trim details on the main structure.
6. The windows on the dormer shall be all wood, 2x2, true divided lite. Muntin profile shall match that of the original windows on the house as closely as possible. Any coatings on the windows shall not produce a warped or colored reflection.
7. Original windows on the front, left, and right elevations elevation shall be retained and restored. Exterior or interior storms shall be used. The existing windows shall be stripped, re-glazed, the openings insulated and weather-stripped to make them energy efficient and airtight. **See photo below which indicates the windows to be restored.**



All other windows on the structure may be replaced with the replacement windows approved by the HPC (specs will be attached to the certificate if the HPC approves such a proposal).

8. Work shall commence within one year of the date of approval for this Certificate. If work does not commence within one year, this Certificate shall expire. The applicant must then submit an application to the HPC requesting the re-issuance of the Certificate.
9. The Applicant shall contact Preservation Planning at historic@somervillema.gov a minimum of 15 business days prior to final ISD sign-off so that Preservation Planning or their designee can confirm that the project was completed according to HPC approvals.